

**Know all Men by these Presents,**

003594

**That** I, WADEAR SIMON, of Waterville in the County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by SIMON SIMON and VIRGINIA C. SIMON, (husband and wife), of Waterville in the County of Kennebec and State of Maine,

whose mailing address is 19 Violette Avenue, Waterville, Maine 04901,

**NO TRANSFER  
TAX PAID**

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said

SIMON SIMON and VIRGINIA C. SIMON,

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in said Waterville, bounded and described as follows:

Beginning in the southerly line of Percival Court at the northwest corner of land of John G. Towne; thence running southerly in said Towne's westerly line eight hundred fifteen (815) feet; thence running westerly about ninety-nine (99) feet to an iron rod set in the ground; thence running northerly about fifty-nine (59) feet to a stone set in the ground in the southerly line of said Percival Court; thence running northeasterly on said Court about forty-five (45) feet to a stone set in the ground; thence running easterly on said Court to the place of beginning.

Being the same premises conveyed to Elias J. Hatton, by Warranty Deed from Maroon Joseph, dated May 16, 1924, recorded in the Kennebec Registry of Deeds in Book 618, Page 218.

Elias J. Hatton died March 18, 1969, testate and devised the premises to his wife, Faheme S. Hatton. Faheme S. Hatton died on March 23, 1973, testate and devised the real estate to Wadear Simon. The probate proceedings of these estates are contained in the Kennebec Probate Court in Augusta, Maine.

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To have and to hold the aforegranted and bargained premises, with all the privileges

and appurtenances thereof, to the said SIMON SIMON and VIRGINIA C. SIMON, 48-279

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am

lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I and my heirs shall and will warrant and defend the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said WADEAR SIMON,

~~and~~

~~to have and to hold~~

~~to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.~~

above described premises, have hereunto set my hand and seal this First day of the month of March, A.D. 19 88.

Signed, Sealed and Delivered

in presence of

*Charles N. Nawfel*

*Wadear Simon*  
Wadear Simon

State of Maine, County of Kennebec, ss. March 1, 19 88.

Then personally appeared the above named WADEAR SIMON,

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Charles N. Nawfel*  
Charles N. Nawfel, Notary Public

~~Notary Public~~

RECEIVED KENNEBEC SS.

1988 MAR -3 AM 9:00

ATTEST: *Thomas Charles Moore*  
REGISTER OF DEEDS